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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0035 1800 Nueces Street

P. C. DATE: 05-11-2010

ADDRESS: 1800 Nueces Street

AREA: .118 acres

APPLICANT/AGENT: Coone & Crenshaw, Inc. (Scott Sayers)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: GO – General Office

ZONING TO: DMU – Downtown Mixed Use

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU, Downtown Mixed Use.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. The subject tract is located in and amongst various zoning districts, including DMU, GO, CS and LO. The most recent surrounding case histories were requests to the DMU zoning district.

BASIS FOR RECOMMENDATION:

Granting of the request should result in an equal treatment of similarly situated properties.

Granting DMU zoning would be in keeping with other similarly situated properties in the area that have recently received DMU zoning as well.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	GO	Office Building
NORTH	GO	Apartments
SOUTH	GO	Single Family Residential
EAST	DMU-CO	Single Family Residential
WEST	GO	Apartments

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0158	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-06-0187	From GO to DMU	Approved DMU-CO [Vote: 8-0]	Approved DMU-CO [Vote: 5-1]
C14-07-0223	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU- CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
O' Henry Middle School
Austin High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

SITE PLAN:

1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

TRANSPORTATION:

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Nueces Street	80	37	Collector	Yes	No	Yes
W. 18th Street	60	30	Collector	Yes	No	Yes

CITY COUNCIL DATE: June 10th, 2010

ACTION:

ORDINANCE READINGS:

1ST

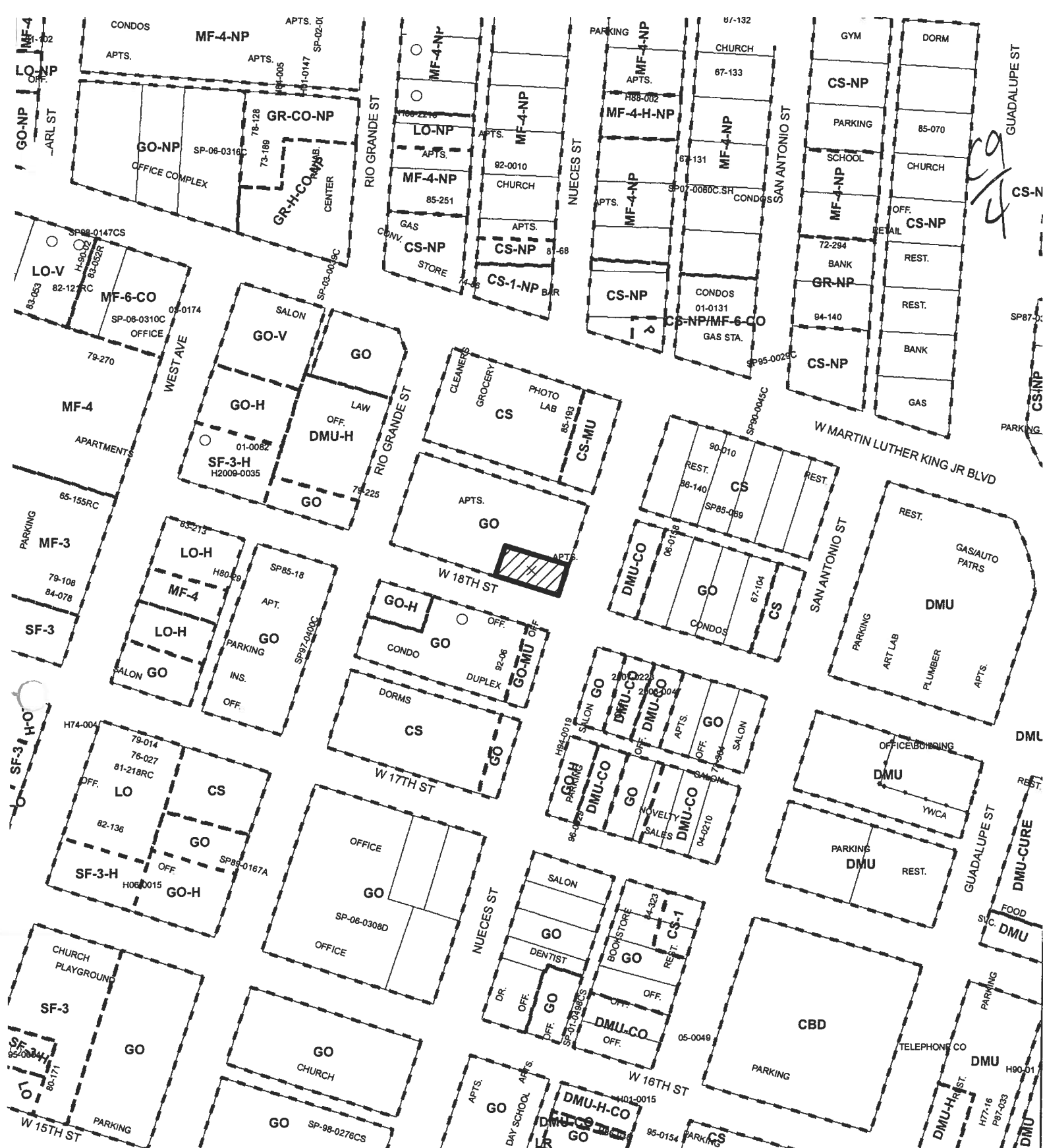
2ND




3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

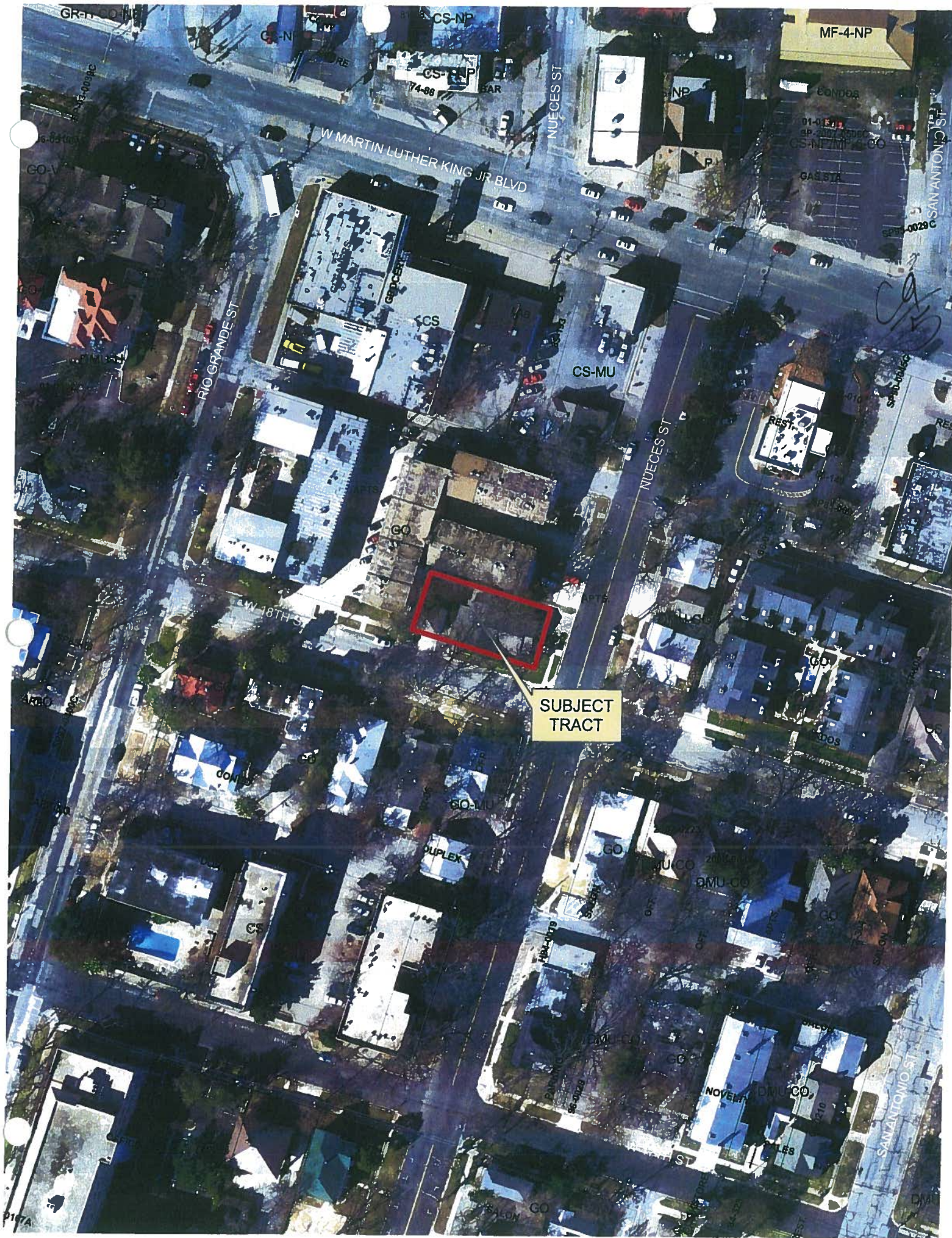
ZONING

ZONING CASE#: C14-2010-0035
 ADDRESS: 1800 NUECES ST
 SUBJECT AREA: 0.118 ACRES
 GRID: J23
 MANAGER: C. PATTERSON



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



John P. and Eleanor Schneider
2500 Barton Creek Blvd.
Suite 2215
Austin, Texas 78735

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April 3, 2010

City of Austin

Dear Sirs;

We consider the request for zoning change from GO to DMU as suitable for
1800 Nueces Street. We own two parcels of land at Nueces Street and Martin
Luther King Boulevard.

Respectfully submitted,

John P. and Eleanor Schneider

PAUL J. DUNHAM
THAD R. THOMASON
JIM ERICKSON
MARK CURRIER
GERARD PERCHES
RAFAEL LEDESMA
NATHANIEL WILLIAMS
CHRIS PARKS
JEFFREY R. CASEY
PACHIEL D. ROGERS
DAY AUSTIN
JITTY D. JONES

SHAWN MARTIN
THOMAS BLEICH
C. MARK NELON
ATTICUS J. GILL
BOHUMILA P. JONES (BO)
JOHN L. FRITZ
LYNDA TARWATER
DEAN MIYAZONO
RYAN W. HARDY
BEN FLOREY

DUNHAM LAW FIRM
A PROFESSIONAL CORPORATION

1800 GUADALUPE STREET
AUSTIN, TEXAS 78701
TELEPHONE: (512) 777-7777
FAX: (512) 340-4051
DWI.COM

1110 E. WEATHERFORD
FORT WORTH, TX 76102
+++ BOARD CERTIFIED IN
CRIMINAL LAW
TX BOARD OF LEGAL SPECIALIZATION
++ OF COUNSEL
**BOARD CERTIFIED
SPECIALISTS +++**

April 16, 2010

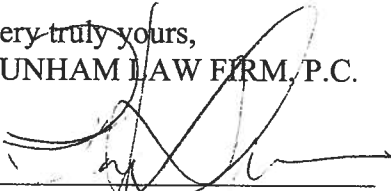
Mr. Clark Patterson
City of Austin
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, TX 78704

Re: Case Number C14-2010-0035 / 1800 Nueces St

Dear Mr. Patterson,

I support the rezoning of 1800 Nueces to Downtown Mixed Use from General Office. The change in use is compatible with existing zoning and possible development in Northwest Downtown Corridor.

Very truly yours,
DUNHAM LAW FIRM, P.C.


Paul J. Dunham
Attorney At Law
E-mail: pdunham@dunhamlaw.com

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April 16, 2010

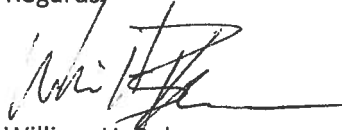
Mr. Clark Patterson
City of Austin
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, Texas 78704

Re: Case Number C14-2010-0035 / 1800 Nueces Street

Dear Mr. Patterson,

I support the rezoning of 1800 Nueces to Downtown Mixed Use. This change is compatible with current zoning in the Northwest Downtown Corridor.

Regards,



William H. Baker
President

603 West Eighteenth Street
Austin, Texas 78701
shoalcrk@att.net

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March 26, 2010

Mr. Dave Sullivan, Chair; City of Austin Planning Commission; Ms. Mandy Dealey, Vice Chair;
Benjamin De Leon; Mr. Jay Reddy; Mr. Dave Anderson; Ms. Danette Chimenti; Ms. Sandra
Kirk; Mr. Clint Small; and Ms. Kathyne Tovo
P.O. Box 1088
Austin, Texas 78767

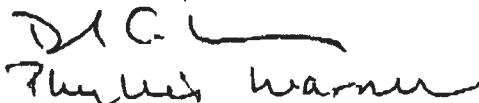
RE: File number C14-2010-0035

Dear Chairman Sullivan and Members of the Austin Planning Commission:

We are writing to support the proposed zoning change from GO to DMU for the property at 1800 Nueces Street in File Number C14-2010-0035. We own the property at 603 West 18th Street, which is within 200 feet of the proposed zoning change. The zoning in this part of the downtown area has been almost entirely commercial and high density residential since the late 1970's, and the proposed zoning change is compatible with current zoning, which includes a mix of GO, DMU, and high-density residential properties. Therefore, we request that you vote in favor of the proposed zoning change.

Thank you very much.

Sincerely,



David C. Warner
Phyllis Warner

WEST DOWNTOWN ALLIANCE
601 West 17th st.
AUSTIN, TX. 78701

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March 19, 2010

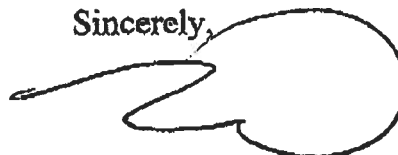
Re.: City of Austin case #C14-2010-0035

To Whom It May Concern,

This letter confirms the support of the West Downtown Alliance for the zoning change for Scott Sayers at 1800 Nueces. Mr. Sayers is applying for a change from GO to DMU, which is compatible with numerous properties in the neighborhood.

Please feel free to call me with any questions at 480-9343.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a circular flourish.

Monica Thomason
Secretary, West Austin Alliance